

February 22, 2007 Minutes of Bigfork Land Use Advisory Committee

In attendance: John Bourquin, Paul Guerrant, MaryJo Naïve, Darrel Coverdell, Clarice Ryan, Shelly Gonzales

The meeting was called to order by Chairman John Bourquin at 4:02

Agenda: The Agenda was adopted as amended (Swan Junction, Inc pulled their request and public comment was added under new business item C.)

Minutes: The minutes of January 25, 2007 were approved as emailed. (m/sc Gonzales/Guerrant)

Secretary's Report: Last month's request from Dancing Fox LLC was approved by the Board of Adjustment on February 06, 2007.

The next item was the by laws: The secretary and the chairman were both in attendance at the Commissioners meeting on February 20, 2007 when they were signed upon recommendation of Jonathan Smith, county attorney by the county commissioners. The secretary passed out copies of this latest amended version to all members of the BLUAC.

Applications: A request by Marina View Estates, LLC a conditional use permit to construct a 17 unit multi-family dwelling which includes commercial use within the Bigfork B-3 zoning area. The property is located at 180 Vista Lane. This application includes a parking garage, condominiums and a small restaurant and tavern. The tavern and restaurant open to the public.

Staff: Nicole Lopez-Stickney provided the committee with a copy of their report that has 24 conditions attached. (Attached to secretary's notebook)

Applicant: Has agreed to most of the conditions but does question the condition of curbing and gutter in the parking lot as leading to run off water problems and channeling the water to run in specific directions and not dissipate.

Darrel Coverdell: wanted further information the 1500 gallon catch basin proposed.

Applicant: They will realign the present water and sewer for better flow, they will put in catch basin with a 1500 gal tank to collect and purify water flow and Marina Cay would be in charge of cleaning this system and they must meet DEQ (Department of Environmental Quality) standards.

Paul Guerrant: Questioned the height limit in this application with regard to Bigfork's height problem.

Applicant: Assured Paul it would not exceed the height limit and would be graded down. Paul agreed to meet him with measuring tape.

John Bourquin: Asked for clarification on the "graded down" section at the pool side of the building- Answer 37 to 38 feet in height. Applicant agreed to back fill with dirt to the original natural terrain so as not to exceed the 35 foot height requirement.

Clarice Ryan: Clarice expressed that it was hard to keep to the requirements that Bigfork wants but she felt this roof line might be an improvement as it has disappeared

from sight. She asked how snow removal would be handled and is there enough support for heavy snow.

MaryJo Naïve: Where does the sewer flow, by the pool or around the building?

Applicant: We must meet all DEQ requirements.

MaryJo Naïve: Are any of the facilities going to be open to the public?

Applicant: Yes they are excluding the pool.

John Bourquin: addressed Nicole Lopez- Stickney from the county planning dept and asked her to recheck with the county engineers on the need for gutters and curbs with regard to water flow.

Public Comment:

William Bosic: I am familiar with Marina Cay Association and I feel this will reduce traffic. I would like to speak in favor of this project.

Craig Wagner: expressed concern over the catch basin, the height of the buildings, and whether the restaurant would be open to the public?

Dave Russell: actually looking at the design as presented it appears to be a nice view, short of an aerial view it seems to be ok.

George Darrow: I own the property next door and I have yet to see a site map. There is a large question of drainage and erosion and how you are going to dispose of this during construction with regard to my property. Another item: You are listed with the address of 180 Vista Lane. Your entry to this development has to be the Marina Cay entrance, there are already 3 mailboxes on a narrow lane so with legal mailing addresses how can you name a driveway with the same name as that narrow lane that already exists?

John Bourquin: did say that one of the requirements asked for by the Fire Dept is for them to get an official street name and numbers. (See #2 and #3 on the conditions pages.)

Lisa Ives: If the roof has no gutters where is all the snow melt going to go? It appears that your plans show right now that the melt will be coming right into your parking garage. What happens to the oil and antifreeze from the cars in the garage as now it appears to be going into the street and out to I don't know where.

Applicant: We have hired an engineering company who had designed this new system which will be better than the old one and will show improvement.

Elna Darrow: Next door property owner wants to be notified when the surveyor stakes are put in and the marking for development begins

William Bosic: mentioned the fact that there has always been a problem with Postal Service on Vista Lane.

Paul Guerrant made a motion to approve the development as long as all the conditions that were established by the county are met. Seconded by-Darrel Coverdell

MaryJo Naïve asked are we comfortable with DEQ directions for water control? John replied, Yes they are the professionals. Shelley Gonzales then added an amendment to the original motion, on condition # 12 --that all discharge and erosion will not go on any private property and that the DEQ will determine the proper size of the catch basin and that it will have an environmental filter to remove toxins.

The amendment passed unanimously, The motion passed unanimously.

Committee Reports:

Draft County Growth Plan: Clarice Ryan reported that the county growth plan is in a 30 day public comment period which will end on March 9, 2007. You can view it on the County Web site, so if you have any comments you need to get them in by March 09, 2007.

Old Business

The Amended By Laws were signed at 10:15 at on February 20, 2007 and as previously noted were passed out at the beginning of the meeting.

Bigfork Neighborhood Plan: Shelley is doing some more fine tuning on the plan. It is on the web, bigforksteering.org. A discussion ensued about a day where the BSC and the BLUAC would all sign and accept the neighborhood plan as completed. We are trying for March 8, 2007 at 10:00 at Bethany Lutheran Church. Pat will check on the availability of the church at that time.

Candidates for BLUAC Election. There are 2 applicants applying. If you wish to be a member at large who is appointed by the BLUAC I have applications and Sue will have them again when she comes home.

Call for Public Comment: There was none.

Meeting was adjourned at 5:56

Pat Wagner, Acting Secretary.